

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Sheri Bluebond, Presiding
Courtroom 1539 Calendar**

Wednesday, January 12, 2022

Hearing Room 1539

10:00 AM
2:00-00000

Chapter 0

#0.00 All hearings scheduled for today are now simultaneously 1) In person in Courtroom 1539; 2) Via ZoomGov Video; 3) Via ZoomGov Audio. Parties are free to choose any of these options, unless otherwise ordered by the Court. Parties electing to appear in person shall comply with all requirements regarding social distancing, use of face masks, etc. which will be in effect at the time of the hearing and should be aware that (1) all parties will be required to wear a mask at all times, even when presenting oral argument and (2) Judge Bluebond will not be wearing a mask.

Parties in interest and members of the public may connect to the video and audio feeds, free of charge, using the connection information provided below.

Individuals may participate by ZoomGov video and audio using a personal computer (equipped with camera, microphone and speaker), or a handheld mobile device (such as an iPhone or Android phone). Individuals may opt to participate by audio only using a telephone (standard telephone charges may apply).

Neither a Zoom nor a ZoomGov account is necessary to participate and no pre-registration is required **but you must still notify Chambers at SBluebond@cacb.uscourts.gov of your appearance.** The audio portion of each hearing will be recorded electronically by the Court and constitutes its official record.

For more information on appearing before Judge Bluebond by ZoomGov, please see the information on the Court's website at:

<https://www.cacb.uscourts.gov/judges/honorable-sheri-bluebond> under the tab, "Telephonic Instructions."

Hearing conducted by ZOOMGov.

Video/audio web address: <https://cacb.zoomgov.com/j/16161090855>

ZoomGov meeting number: 161 6109 0855

Password: 148508

Telephone conference lines: 1 (669) 254 5252 or 1 (646) 828 7666
(when prompted, enter meeting number and password shown above)

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Chapter 0

Docket 0

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
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10:00 AM

2:21-11188 Glenroy Coachella, LLC

Chapter 7

#1.00 Status Conference re: U.S. Real Estate Credit Holdings III-A, LP's Motion to Excuse State Court Receiver, Edwin Leslie, From Turnover of Assets Under 11 U.S.C. Section 543

fr. 3-10-21, 4-7-21, 5-5-21, 7-7-21, 7-28-21, 8-18-21, 8-31-21, 9-29-21, 9-30-21, 10-27-21, 12-1-21, 12-15-21

Docket 42

***** VACATED *** REASON: 1/3/22 - ORDER APPROVING
STIPULATION ENTERED.**

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Tentative Ruling from March 10, 2021:

It is not the case that appointment of a trustee moots this motion. Debtor only owns a portion of the title to the affected real property as a tenant in common. There are three other owners who are not in bankruptcy. The receiver was not appointed for the debtor. The receiver was appointed to take charge of the property. It makes no sense to have the receiver controlling three of the undivided interests in the property and the debtor's trustee controlling the other. If there are concerns about the choice of Mr. Leslie as the receiver, the court will grant relief from stay to permit the trustee that the court will appoint in response to the motion on calendar as number 4 to litigate those concerns on behalf of the debtor, should he or she elect to do so.

Final Ruling from March 10, 2021:

Court appointed trustee in response to related motion. Court continued hearing on this motion to April 7, 2021 at 10:00 a.m. to give the trustee an opportunity to consider his/her position with regard to this motion. Order continuing hearing should clarify that receiver may remain in possession pending outcome of the hearing on this motion.

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CONT... Glenroy Coachella, LLC

Chapter 7

3/26/21 -- Court approved stipulation continuing hearing to May 5, 2021 at 10:00 a.m. OFF CALENDAR FOR APRIL 7, 2021.

Tentative Ruling for May 5, 2021:

Trustee requests a continuance to July 7, 2021 at 10:00 a.m. and that the status quo be maintained in the interim. Grant trustee's request. Continue hearing to July 7, 2021 at 10:00 a.m. Authorize receiver to remain in possession in the interim. (Counsel for receiver should lodge order to this effect.)

Movant objects and claims that the trustee should abandon the estate's interest in the real property. But that is not the relief requested by this motion. If the movant would like the trustee to abandon the property and the trustee is not willing to do so, the lender should bring a motion to compel abandonment. The granting of a motion to permit the lender to remain in possession would not amount to the abandonment of the estate's interest in the property, nor would it result in termination of the automatic stay. It would simply permit the receiver to remain as the custodian of the property while the trustee continues to administer the estate.

NOTE: Movant complains that the co-tenants are demanding concessions in exchange for their willingness to convey their interests to the estate, but what obligation do they have to convey these interests to the estate? The trustee could no doubt file an adversary proceeding under section 363(h), but that would entail expense and delay.

6/28/21 -- Court approved stipulation continuing hearing to July 28, 2021 at 10:00 a.m. and excusing receiver from turnover in the interim. OFF CALENDAR FOR JULY 7, 2021.

7/16/21 -- Court approved stipulation continuing hearing to August 18, 2021 at 10:00 a.m. and excusing receiver from turnover in the interim. OFF CALENDAR FOR JULY 28, 2021.

8/6/2021 -- Court approved stipulation continuing hearing to August 31, 2021 at 2:00 p.m. and excusing receiver from turnover in the interim. OFF

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CONT... Glenroy Coachella, LLC

Chapter 7

CALENDAR FOR AUGUST 18, 2021.

8/23/2021 -- Court approved stipulation continuing hearing to September 29, 2021 at 10:00 a.m. and excusing receiver from turnover in the interim. OFF CALENDAR FOR AUGUST 31, 2021.

Tentative Ruling for September 29, 2021:

When does current stipulation expire? Hearing should be continued to September 30, 2021 at 10:00 a.m. as holding date, but receiver should be excused from turnover in the interim (and, if court approves sale, until sale closes).

Tentative Ruling for October 27, 2021:

When will sale to lender close? How much longer does the receiver need to remain in possession? Hearing required.

Final Ruling for October 27, 2021:

Sale order has been approved by court. Sale is about to close. Once sale has closed, motion will be moot. Continue hearing to December 1, 2021 at 11:00 a.m.

Tentative Ruling for December 1, 2021:

Trustee has filed notice that sale has closed. Does receiver want to withdraw this motion, or should court deny it as moot? Hearing required.

11/30/2021 -- Court approved stipulation continuing hearing to December 15, 2021 at 10:00 a.m. OFF CALENDAR FOR DECEMBER 1, 2021.

Tentative Ruling for December 15, 2021:

Have all outstanding issues been resolved? If not, discuss with the parties the appropriate procedural vehicle for resolving any disputes.

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CONT... Glenroy Coachella, LLC

Chapter 7

12/14/21 -- Court approved stipulation continuing hearing to January 12, 2022
at 10:00 a.m. OFF CALENDAR FOR DECEMBER 15 2021.

1/3/22 -- Court approved stipulation resolving motion. OFF CALENDAR. NO
APPEARANCE REQUIRED.

Party Information

Debtor(s):

Glenroy Coachella, LLC

Represented By
Daniel J Weintraub
Crystle Jane Lindsey
James R Selth

Movant(s):

U.S. Real Estate Credit Holdings III-

Represented By
Marsha A Houston
Christopher O Rivas

Trustee(s):

Richard A Marshack (TR)

Represented By
Chad V Haes
D Edward Hays

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2:21-18825 Ramiro Gallegos and Cindy Gallegos

Chapter 7

#2.00 Order to Show Cause For Failure to Comply with 11 U.S.C. Section 109(h) re:
Debtors Credit Counseling Certificates are Expired

fr. 1-5-22

Docket 10

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Hearing required.

Party Information

Debtor(s):

Ramiro Gallegos

Represented By
Raymond Perez

Joint Debtor(s):

Cindy Gallegos

Represented By
Raymond Perez

Trustee(s):

David M Goodrich (TR)

Pro Se

**United States Bankruptcy Court
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Hearing Room 1539

11:00 AM

2:19-22339 Settlers Jerky Inc.

Chapter 11

#100.00 Scheduling and Case Management Conference in a Chapter 11 Case

fr. 12-11-19, 3-18-20, 3-26-20, 4-29-20, 6-3-20, 6-17-20, 8-12-20, 2-3-21,
8-11-21

Docket 1

***** VACATED *** REASON: 12/14/21 - FINAL DECREE ENTERED**

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

10/24/19 -- Court granted motion for order setting bar date:
L/D to serve notice of bar date -- October 28, 2019
Bar date -- December 27, 2019

Tentative Ruling for December 11, 2019:

Is there any seasonality to the debtor's business? If so, what is it? What has to happen before the debtor will be in a position to file a plan and disclosure statement? Hearing required.

Final Ruling for December 11, 2019:

Continue case status conference to March 18, 2020 at 2:00 p.m. Disclosure statement may be heard at same date and time if filed not less than 42 days prior to this date. Debtor should file and serve updated status report by March 6, 2020. (Court later moved hearing to March 26, 2020 at 10:00 a.m.)

Tentative Ruling for March 26, 2020:

**PARTIES WISHING TO APPEAR MUST MAKE ARRANGEMENTS TO
APPEAR TELEPHONICALLY BY CONTACTING COURT CALL AT
866-582-6878 OR ONLINE.**

Continue case status conference to be heard concurrently with hearing on disclosure

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CONT... Settlers Jerky Inc.

Chapter 11

statement scheduled for April 29, 2020 at 2:00 p.m. Debtors need not file updated status report. **APPEARANCES WAIVED ON MARCH 26, 2020.**

Tentative Ruling for April 29, 2020:

Revisit status of case after conclusion of hearing on disclosure statement.

Tentative Ruling for June 17, 2020:

Revisit status of case after conclusion of hearing on disclosure statement.

Tentative Ruling for August 12, 2020:

If court confirms plan, schedule post-confirmation status conference and set deadline for reorganized debtor to file status report.

Tentative Ruling for February 3, 2021:

Court has reviewed reorganized debtor's post-confirmation status report. Continue case status conference to August; 11, 2021 at 11:00 a.m. Reorganized debtor should file updated status report not later than July 23, 2021. **APPEARANCES WAIVED ON FEBRUARY 3, 2021.**

Tentative Ruling for August 11, 2021:

Court has reviewed reorganized debtor's post-confirmation status report. Continue case status conference to January 12, 2022 at 11:00 a.m. Reorganized debtor should file updated status report not later than December 30, 2021. **APPEARANCES WAIVED ON AUGUST 11, 2021.**

FINAL DECREE ENTERED. OFF CALENDAR. NO APPEARANCE REQUIRED.

Party Information

Debtor(s):

Settlers Jerky Inc.

Represented By
David L. Neale
Krikor J Meshefejian

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CONT... Settlers Jerky Inc.

Chapter 11

**United States Bankruptcy Court
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11:00 AM

2:21-10335 Coldwater Development LLC

Chapter 11

#101.00 Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: Parcels in Beverly Hills, California

MOVANT: GIVE BACK, LLC.

fr. 3-30-21, 5-11-21, 5-26-21, 7-14-21, 9-1-21, 10-27-21, 11-10-21, 11-30-21,
12-8-21

Docket 59

Courtroom Deputy:

ZoomGov Appearance by:

1/4/22 - Jesse Finlayson

1/7/22 - Daniel Lev

1/7/22 - Ronald Richards

1/11/22 - David Seror

1/11/22 - Jeffrey H. Reeves

1/11/22 - Steven Berman

1/11/22 - Eryk Escobar

Tentative Ruling:

Tentative Ruling for March 30, 2021:

Grant motion insofar as it requests comfort order clarifying that automatic stay does not preclude movant from exercising its rights and remedies as against nondebtors under its guaranties and membership interest pledge agreements.

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CONT... Coldwater Development LLC

Chapter 11

Debtors response to the motion is that there is a sizeable equity cushion, based upon its appraisal; however, opposition does not dispute or even respond to movant's contention that the value of movant's collateral is declining in value due to debtors' continuing failure to pay real estate taxes. Trustee's sale guaranties reflect that all of the properties are tax defaulted for nonpayment of taxes going back to 2018. (Accrual of interest on debtors' obligations to movant does not constitute a loss in value for which movant is entitled to receive adequate protection.)

Court acknowledges that, even if there is no equity in property, as these lots are the debtors' only assets, they are necessary to any possible reorganization, but the Court is not yet in a position to determine whether any reorganization is likely to occur within a reasonable period. Court is not inclined to schedule an evidentiary hearing as to the value of the property, as the court will not rely on the existence of an equity cushion as adequate protection when there is an actual and quantifiable diminution in value occurring due to the nonpayment of real property taxes and the accrual of interest thereon.

What is the aggregate amount of real estate taxes currently outstanding with regard to the lots and at what rate do these unpaid taxes accrue interest? How much more in real estate taxes will become delinquent if not paid by April 10? If debtors want an opportunity to try to reorganize their affairs in chapter 11, they will need to at least keep the size of the debt senior to movant from increasing while they attempt to do so.

Enter adequate protection order that conditions continuation of the automatic stay on the debtors' remaining current with post-petition real estate taxes and making monthly payments to movant in an amount that is not less than the amount of interest and penalties that are accruing monthly on the unpaid real property taxes.

Set continued hearing on balance of relief requested in motion for approximately 90 days, by which time court should have a better sense of whether there is likely to be a reorganization within a reasonable period.

Final Ruling for March 30, 2021 (see order entered April 1, 2021):

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CONT... Coldwater Development LLC

Chapter 11

Court entered adequate protection order requiring debtors to pay \$55,261.26 to lender by close of business on April 9, 2021. (Lender will promptly pay taxes and bear responsibility for any penalties if real property taxes not paid by April 10, 2021.) If debtors don't pay this amount by April 9, 2021, debtors must pay this amount plus an additional \$5,526.10 by April 15, 2021. In addition, debtors must pay \$22,972.26 by April 15, 2021 and \$7,657.42 by the 15th of each calendar month thereafter. Payments must be by wire or other immediately available funds. Debtors can have one 14-day cure period. Continue hearing on balance of relief to May 11, 2021 at 10:00 a.m.

Tentative Ruling for May 11, 2021:

Docket does not reflect the filing of any declarations re default, and debtor filed status report reflecting that required payments have been made. Debtor requests that hearing be taken off calendar, but court intentionally set a continued hearing to consider the issue of whether the debtor is likely to be able to propose a confirmable plan within a reasonable period. What progress has the debtor made toward confirmation of a plan in this chapter 11 case? Hearing required.

Tentative Ruling for May 26, 2021:

Debtor claims to be in compliance with adequate protection order. Revisit motion after conclusion of status conference.

Tentative Ruling for July 14, 2021:

Provided debtor remains current on adequate protection order, revisit motion after conclusion of hearing on related matters on calendar.

Final Ruling for July 14, 2021:

Continue hearing to September 1, 2021 at 10:00 a.m.

Tentative Ruling for December 8, 2021:

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CONT... Coldwater Development LLC

Chapter 11

Provided debtor remains current on adequate protection order, revisit motion after conclusion of hearing on related matters on calendar.

Tentative Ruling for January 12, 2022:

Provided debtor remains current on adequate protection order, revisit motion after conclusion of hearing on related matters on calendar.

Party Information

Debtor(s):

Coldwater Development LLC

Represented By
Aram Ordubegian
M Douglas Flahaut
Annie Y Stoops
Dylan J Yamamoto

Movant(s):

Give Back LLC

Represented By
Daniel A Lev
Ronald N Richards

Trustee(s):

Sam S Leslie (TR)

Represented By
David Seror

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2:21-10335 Coldwater Development LLC

Chapter 11

#102.00 Scheduling and Case Management Conference in a Chapter 11 Case

fr. 3-3-21, 5-26-21, 7-14-21, 9-1-21, 10-27-21, 11-10-21, 11-30-21, 12-8-21

Docket 1

Courtroom Deputy:

ZoomGov Appearance by:

1/4/22 - Jesse Finlayson

1/7/22 - Daniel Lev

1/7/22 - Ronald Richards

1/11/22 - David Seror

1/11/22 - Jeffrey J. Reeves

1/11/22 - Steven Berman

1/11/22 - Eryk Escobar

Tentative Ruling:

Set deadline for debtor to file notice of bar date and bar date. If debtors are able to arrange for refinancing for their properties, would this case remain in chapter 11 or do the debtors anticipate being in a position to move to dismiss these cases? Hearing required.

3/8/21 -- Court approved scheduling order with following dates:

L/D to file proofs of claim -- 4/30/21

L/D for governmental units to file proofs of claim -- 7/14/21

L/D to serve notice of bar date -- 3/8/21

Cont'd status conference -- 5/26/21 at 11:00 a.m.

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CONT... Coldwater Development LLC

Chapter 11

L/D to file updated status report -- 5/14/21

Tentative Ruling for May 26, 2021:

According to declaration from debtor's counsel, on May 11, 2021, he received proof from the escrow company that the earnest money deposit of \$1.5M had been deposited into escrow. Proposed buyer was also supposed to sign a purchase agreement by that date. Has that occurred? If not, when is this supposed to occur? And how long does the buyer have to complete its due diligence? Hearing required.

Tentative Ruling for July 14, 2021:

Revisit status of case after conclusion of hearing on proposed sale.

Tentative Ruling for September 1, 2021:

Continue case status conference to date of hearing on sale of 6 lots -- October 27, 2021 at 11:00 a.m. Debtor should file updated status report not later than October 15, 2021.

Tentative Ruling for January 12, 2022:

What does the trustee have to report with regard to the status of this case and how he intends to proceed with regard to administration of this estate? Hearing required.

Party Information

Debtor(s):

Coldwater Development LLC

Represented By
Aram Ordubegian
M Douglas Flahaut
Annie Y Stoops
Dylan J Yamamoto

Trustee(s):

Sam S Leslie (TR)

Represented By

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CONT...

Coldwater Development LLC

David Seror

Chapter 11

**United States Bankruptcy Court
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2:21-11716 Raymond Madjidian Tash

Chapter 11

#103.00 Final Application for Compensation and Reimbursement of Expenses for Gregory Kent Jones (TR), Trustee, Period: 3/4/2021 to 8/31/2021,
[Fees requested: \$16,920.00, Expenses: \$0.00]

fr. 10-14-21, 10-27-21, 11-17-21, 12-1-21

Docket 138

Courtroom Deputy:

ZoomGov Appearance by:

1/11/22 - Gregory K. Jones

1/11/22 - Yuriko Shikai

1/11/22 - Eryk Escobar

Tentative Ruling:

Allow fees requested. If case will be dismissed, allow these fees (\$16,020) on a final basis.

Party Information

Debtor(s):

Raymond Madjidian Tash

Represented By
Summer M Shaw
Yuriko M Shikai

Movant(s):

Gregory Kent Jones (TR)

Pro Se

Trustee(s):

Gregory Kent Jones (TR)

Pro Se

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2:21-11716 Raymond Madjidian Tash

Chapter 11

#104.00 Debtor's Motion for Order:

1. Authorizing the Refinance of Real Property
2. Authorizing Payment of all Court and Administrative Fees and Cost
3. Dismissing Case

fr. 8-11-21, 10-14-21, 10-27-21, 11-17-21, 12-1-21

Docket 100

Courtroom Deputy:

11/15/21 - Court Costs paid in full.

ZoomGov Appearance by:

1/11/22 - Kenneth J. Catanzarite

1/11/22 - Gregory K. Jones

1/11/22 - Yuriko Shikai

1/11/22 - Eryk Escobar

Tentative Ruling:

Tentative Ruling from October 14, 2021:

Court granted motion on an interim basis by order entered August 13, 2021. Pursuant to that order, debtor was to file a declaration with the court after the refinance has closed, providing a copy of the final closing statement, showing all encumbrances paid and all fees and costs paid from the refinance. Court continued hearing to October 14, 2021 at 10:00 a.m. to hear fee applications and thereafter enter an order dismissing case if financing has closed.

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CONT... Raymond Madjidian Tash

Chapter 11

Has the financing closed? Has the debtor filed the required declaration?
Court was not able to locate anything on the docket. Hearing required.

Final Ruling from October 14, 2021:

No financing as of yet. Debtor had to change lenders. Lender may want something in writing that case will be dismissed. Continue hearing to October 27, 2021 at 11:00 a.m.

Tentative Ruling for October 27, 2021:

What is the status of this matter? Have there been any developments on the financing front? Hearing required.

Tentative Ruling for November 17, 2021:

Enter order dismissing case now that financing has closed, **once debtor pays outstanding court costs of \$350. (See docket entry from July 15, 2021.)** Court recalls being told by counsel that this amount has been paid, but docket does not reflect the payment. Hearing required.

Final Ruling for November 17, 2021:

Creditor represented that certain assets in which estate may have interest have been sold post-petition without court knowledge or approval. Court continued hearing to December 1, 2021 at 10:00 a.m. to give parties in interest an opportunity to look into these transactions before any dismissal occurs.

Tentative Ruling for December 1, 2021:

What, if anything, have we learned about these transactions since the last hearing? Does it appear that funds that might otherwise be available for distribution to creditors of this bankruptcy estate have been diverted to the debtor or to other third parties? Hearing required.

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CONT... Raymond Madjidian Tash

Chapter 11

What, if any, progress has been made since the last hearing? As of January 7, 2022, docket did not reflect the filing of anything new. Hearing required.

Party Information

Debtor(s):

Raymond Madjidian Tash

Represented By
Summer M Shaw
Yuriko M Shikai

Movant(s):

Raymond Madjidian Tash

Represented By
Summer M Shaw
Summer M Shaw
Summer M Shaw
Yuriko M Shikai
Yuriko M Shikai
Yuriko M Shikai

Trustee(s):

Gregory Kent Jones (TR)

Pro Se

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2:21-11716 Raymond Madjidian Tash

Chapter 11

#105.00 Scheduling and Case Management Conference in a Chapter 11 Subchapter V Case

fr. 4-21-21, 4-28-21, 7-27-21, 8-11-21, 10-14-21, 10-27-21, 11-17-21, 12-1-21

Docket 1

Courtroom Deputy:

11/15/21 - Court Costs paid in full.

ZoomGov Appearance by:

1/11/22 - Kenneth J. Catanzarite

1/11/22 - Yuriko Shikai

1/11/22 - Eryk Escobar

Tentative Ruling:

Take status conference off calendar if case is dismissed.

Party Information

Debtor(s):

Raymond Madjidian Tash

Represented By
Summer M Shaw
Yuriko M Shikai

Trustee(s):

Gregory Kent Jones (TR)

Pro Se

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2:21-11716 Raymond Madjidian Tash

Chapter 11

Adv#: 2:21-01071 Lee et al v. Tash et al

#106.00 Status Conference re: 62 (Dischargeability - 523(a)(2), false pretenses, false representation, actual fraud))(68 (Dischargeability - 523(a)(6), willful and malicious injury)),(14 (Recovery of money/property - other)),(02 (Other (e.g. other actions that would have been brought in state court if unrelated to bankruptcy))), (91 (Declaratory judgment))Complaint by Sung Y. Lee, Sung Y. Lee DMD, Inc. against Raymond Madjidian Tash, Raymond M. Tash, D.D.S., A Professional Corporation

fr. 6-29-21, 7-27-21, 8-11-21, 10-14-21, 10-27-21, 11-17-21, 12-1-21

Docket 1

Courtroom Deputy:

ZoomGov Appearance by:

1/11/22 - Kenneth J. Catanzarite

1/11/22 - Yuriko Shikai

Tentative Ruling:

Plaintiff obtained a replacement summons on May 15, 2021. Was that summons served in a timely manner? If not, why not? Hearing required.

6/24/21 -- Court approved stipulation continuing status conference to July 27, 2021 at 2:00 p.m. OFF CALENDAR FOR JUNE 29, 2021.

Tentative Ruling for July 27, 2021:

Court could continue hearing to August 11, 2021 at 10:00 a.m. to be heard concurrently with motion to dismiss underlying bankruptcy case (as this action will become moot if the case is dismissed), but parties have also requested that this matter be sent to mediation and status report does not request a further continuance. Do the parties want to be ordered to mediation now or should the court continue the status conference to coincide with the hearing

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CONT... **Raymond Madjidian Tash**
on the motion to dismiss?

Chapter 11

At request of parties, continue hearing to August 11, 2021 at 10:00 a.m. to be heard concurrently with other matters. OFF CALENDAR FOR JULY 27, 2021. NO APPEARANCE REQUIRED.

Tentative Ruling for August 11, 2021:

Action will become moot if case is dismissed. Revisit status of action after conclusion of hearing on matter no. 109 on calendar.

Final Ruling for August 11, 2021:

Continue status conference to October 14, 2021 at 10:00 a.m. Court waived requirement that joint status report be filed.

Tentative Ruling for October 27, 2021:

If the financing has not closed, the case will not be dismissed and this action will not become moot. Continue status conference approximately 90 to 120 days and order parties to complete a day of mediation prior to the date of the continued status conference.

Tentative Ruling for January 12, 2022:

Enter order in adversary proceeding dismissing action as moot if underlying case is dismissed.

Party Information

Debtor(s):

Raymond Madjidian Tash

Represented By
Summer M Shaw
Yuriko M Shikai

Defendant(s):

Raymond Madjidian Tash

Pro Se

Raymond M. Tash, D.D.S., A

Represented By

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Sheri Bluebond, Presiding
Courtroom 1539 Calendar**

Wednesday, January 12, 2022

Hearing Room 1539

11:00 AM

CONT... Raymond Madjidian Tash

Summer M Shaw

Chapter 11

Plaintiff(s):

Sung Y. Lee

Represented By
Keneth J Catanzarite

Sung Y. Lee DMD, Inc.

Represented By
Keneth J Catanzarite

Trustee(s):

Gregory Kent Jones (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Sheri Bluebond, Presiding
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Wednesday, January 12, 2022

Hearing Room 1539

11:00 AM

2:21-11716 Raymond Madjidian Tash

Chapter 11

Adv#: 2:21-01073 Lee, DDS et al v. Tash et al

#107.00 Status Conference re: 01 (Determination of removed claim or cause)) Notice of Removal of Action by Raymond Madjidian Tash

fr. 6-29-21, 7-27-21, 8-11-21, 10-14-21, 10-27-21, 11-17-21, 12-1-21

Docket 1

Courtroom Deputy:

ZoomGov Appearance by:

1/11/22 - Kenneth J. Catanzarite

1/11/22 - Yuriko Shikai

Tentative Ruling:

Tentative Ruling for July 27, 2021:

Court could continue hearing to August 11, 2021 at 10:00 a.m. to be heard concurrently with motion to dismiss underlying bankruptcy case, but parties have also requested that this matter be sent to mediation and status report does not request a further continuance. **And this action will not be moot even if the case is dismissed, as this is the lawsuit that was removed from state court.** Do the parties want to be ordered to mediation now or should the court continue the status conference to coincide with the hearing on the motion to dismiss?

At request of parties, continue hearing to August 11, 2021 at 10:00 a.m. to be heard concurrently with other matters. OFF CALENDAR FOR JULY 27, 2021. NO APPEARANCE REQUIRED.

Tentative Ruling for August 11, 2021:

Although action will not be moot even if the underlying bankruptcy case is

**United States Bankruptcy Court
Central District of California
Los Angeles
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Wednesday, January 12, 2022

Hearing Room 1539

11:00 AM

CONT... Raymond Madjidian Tash

Chapter 11

dismissed, action would need to be remanded. Revisit status of action after conclusion of hearing on matter no. 109 on calendar.

Final Ruling for August 11, 2021:

Continue status conference to October 14, 2021 at 10:00 a.m. Court waived requirement that joint status report be filed.

Tentative Ruling for October 27, 2021:

If the financing has not closed, the case will not be dismissed and this action will not be remanded. Continue status conference approximately 90 to 120 days and order parties to complete a day of mediation prior to the date of the continued status conference.

Tentative Ruling for January 12, 2022:

Enter order in adversary proceeding remanding action to state court if underlying bankruptcy case is being dismissed.

Party Information

Debtor(s):

Raymond Madjidian Tash

Represented By
Summer M Shaw
Yuriko M Shikai

Defendant(s):

Raymond Madijidian Tash

Represented By
Paul S Marks
Yuriko M Shikai

Raymond M. Tash, D.D.S. a

Represented By
Paul S Marks
Yuriko M Shikai
Summer M Shaw

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Sheri Bluebond, Presiding
Courtroom 1539 Calendar**

Wednesday, January 12, 2022

Hearing Room 1539

11:00 AM

CONT... Raymond Madjidian Tash

Chapter 11

Plaintiff(s):

Sung Y. Lee DMD, Inc.

Represented By
Keneth J Catanzarite

Sung Young Lee, DDS

Represented By
Keneth J Catanzarite

Trustee(s):

Gregory Kent Jones (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Sheri Bluebond, Presiding
Courtroom 1539 Calendar**

Wednesday, January 12, 2022

Hearing Room 1539

11:00 AM

2:21-11716 Raymond Madjidian Tash

Chapter 11

Adv#: 2:21-01086 Mendez et al v. Tash, D.D.S

#108.00 Status Conference re: 91 (Declaratory Judgment)), (02 (Other (e.g. other actions that would have been brought in state court if unrelated to bankruptcy)))
Complaint by Tomas Mendez, Dulce Mendez against Raymond M. Tash D.D.S.

fr. 7/13/21, 8-10-21, 8-11-21, 10-27-21, 10-27-21, 11-7-21, 12-1-21

Docket 1

Courtroom Deputy:

ZoomGov Appearance by:

1/11/22 - Kenneth J. Catanzarite

1/11/22 - Yuriko Shikai

Tentative Ruling:

Tentative Ruling for October 27, 2021:

If the financing has not closed, the case will not be dismissed and this action will need to move forward. Continue status conference approximately 90 to 120 days and order parties to complete a day of mediation prior to the date of the continued status conference.

Tentative Ruling for January 12, 2022:

As this action was only brought in bankruptcy court, rather than state court, due to pendency of bankruptcy case, if bankruptcy case is dismissed, court will not exercise its discretion to retain jurisdiction over this adversary proceeding. If underlying case is dismissed, enter order dismissing adversary proceeding without prejudice due to dismissal of underlying bankruptcy case. (Should court delay dismissal until new action has been filed in state court? Hearing required.)

Party Information

**United States Bankruptcy Court
Central District of California
Los Angeles
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Wednesday, January 12, 2022

Hearing Room 1539

11:00 AM

CONT... Raymond Madjidian Tash

Chapter 11

Debtor(s):

Raymond Madjidian Tash

Represented By
Summer M Shaw
Yuriko M Shikai

Defendant(s):

Raymond M. Tash D.D.S

Represented By
Yuriko M Shikai

Plaintiff(s):

Tomas Mendez

Represented By
Keneth J Catanzarite

Dulce Mendez

Represented By
Keneth J Catanzarite

Trustee(s):

Gregory Kent Jones (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Sheri Bluebond, Presiding
Courtroom 1539 Calendar**

Wednesday, January 12, 2022

Hearing Room 1539

11:00 AM

2:21-18572 Adli Law Group P.C.

Chapter 11

#109.00 Final Hearing re: Debtors Emergency Motion for Order:

- (1) Prohibiting Utility-Service Providers from Altering, Refusing, or Discontinuing Service,
 - (2) Deeming Utility-Service Providers Adequately Assured of Payment
 - (3) Establishing Procedures for Determining Adequate Assurance of Payment
- fr. 11-18-21

Docket 14

Courtroom Deputy:

- NONE LISTED -

Tentative Ruling:

Tentative Ruling for November 18, 2021:

Exhibit B to the declaration is not the list of utilities. It appears to be a list of all monthly expenses, which is confusing. According to the motion, debtor's average monthly utility bills aggregate \$6,000. Is this correct? Confirm with the debtor which of the charges on Exhibit B it seeks to characterize as utilities.

Provided notice to parties in interest was adequate, grant in part and deny in part. Court will set a date for a continued hearing now. Debtor should serve notice of the motion and the continued hearing date on utilities by a date set by the Court. Along with that motion should be a notice setting forth the deposits that the debtor intends to make with regard to each utility. The unpaid prepetition charges or one half of an its monthly average is inappropriate. Debtor should provide a deposit equal to one month's average usage. Notice should be accompanied by payment of the actual deposits themselves. Utilities that do not object by a date certain will be deemed to have agreed to the adequate assurance that the debtor has proposed. If a utility does object, it should be required to specify in writing what it believes the debtor should be required to do in order to provide it with adequate assurance. However, debtor's

**United States Bankruptcy Court
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11:00 AM

CONT... Adli Law Group P.C.

Chapter 11

proposal as to what a utility must do to object is burdensome and inappropriate. Debtor should already have information concerning its payment history. It is sufficient for a utility to object, explain what it wants as adequate assurance and why it believes that additional assurance is necessary. If the parties are unable to resolve the issue consensually, the debtor should file the utility's request and its response by a date certain. Utility should have an opportunity to file a brief on this issue and the Court will resolve the question at the continued hearing. Utility will be precluded from terminating service until the resolution of the dispute.

Tentative Ruling for January 12, 2022:

There are no objections or responses on the docket. Did any utility object to the adequacy of the assurance offered? Is there a need for a further hearing?

Party Information

Debtor(s):

Adli Law Group P.C.

Represented By
Dean G Rallis Jr
Anna Novruzyan

Movant(s):

Adli Law Group P.C.

Represented By
Dean G Rallis Jr
Anna Novruzyan

Trustee(s):

Gregory Kent Jones (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Sheri Bluebond, Presiding
Courtroom 1539 Calendar**

Wednesday, January 12, 2022

Hearing Room 1539

11:00 AM

2:21-15342 Vitaly Ivanovich Smagin

Chapter 15

#110.00 Status Conference re: **The Enforcement Action or Fraudulent Conveyance Action** pursuant to the Order Granting Relief in Aid of a Foreign Main Proceeding Pursuant to 11 USC Section 1521 Entered on August 13, 2021

fr. 9-15-21

Docket 84

***** VACATED *** REASON: APPEARANCES WAIVED;**

Courtroom Deputy:

ZoomGov Appearance by:

1/7/22 - Hamid Rafatjoo

1/7/22 - Carolyn H.G. Callari

1/7/22 - David Forsh

Tentative Ruling:

Court has reviewed status report from Foreign Representative. Court notes that District Court has denied debtor's motion to withdraw the reference and that the appellate court in Liechtenstein has reversed the lower court's ruling recognizing an insolvency proceeding in Liechtenstein and has declared that proceeding null and void. Foreign Representative reports that the Mosco court is scheduled to rule on the Foreign Representative's motion to invalidate the debtor's transfer of an interest in the judgment against Yegiazaryan on January 21, 2022, and on his request for approval of auction procedures on February 18, 2022. Additional information provided concerning the auction procedures themselves is helpful.

Are there any issues that the parties need to discuss with the court at this status conference? Hearing required.

1/10/22 -- At request of parties, waive appearances at status conference.
Court will see the parties at the next monthly status conference on February

**United States Bankruptcy Court
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Wednesday, January 12, 2022

Hearing Room 1539

11:00 AM

**CONT... Vitaly Ivanovich Smagin
16, 2022.**

Chapter 15

Party Information

Debtor(s):

Vitaly Ivanovich Smagin

Represented By
Hamid R Rafatjoo
Nicholas O Kennedy
Thomas Tysowsky

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Sheri Bluebond, Presiding
Courtroom 1539 Calendar**

Wednesday, January 12, 2022

Hearing Room 1539

11:00 AM

2:21-15342 Vitaly Ivanovich Smagin

Chapter 15

#111.00 Status Conference re: **The RICO Action** pursuant to the Order Granting Relief in Aid of a Foreign Main Proceeding Pursuant to 11 USC Section 1521 Entered on August 13, 2021

fr. 9-15-21

Docket 84

***** VACATED *** REASON: APPEARANCES WAIVED**

Courtroom Deputy:

ZoomGov Appearance by:

1/7/22 - Hamid Rafatjoo

1/7/22 - Carolyn H.G. Callari

1/7/22 - David Forsh

Tentative Ruling:

Court has reviewed status report from independent third party. Are there any issues that the parties need to discuss with the court at this status conference? Hearing required.

1/10/22 -- At request of parties, waive appearances at status conference. Court will see the parties at the next monthly status conference on February 16, 2022.

Party Information

Debtor(s):

Vitaly Ivanovich Smagin

Represented By
Hamid R Rafatjoo
Nicholas O Kennedy
Thomas Tysowsky

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Sheri Bluebond, Presiding
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Wednesday, January 12, 2022

Hearing Room 1539

2:00 PM

2:21-12755 Hilmore LLC

Chapter 11

#200.00 Confirmation Hearing re: Chapter 11 Plan of Reorganization Dated November 5, 2021

Docket 77

Courtroom Deputy:

ZoomGov Appearance by:

1/11/22 - Daniel J. Weintraub

1/11/22 - Eryk Escobar

Tentative Ruling:

Confirm plan under 1129(b) with regard to Classes 1 and 2. Confirm plan under section 1129(a) with regard to classes 3, 4, 5, 6 and 7. Set post confirmation status conference date and deadline for filing post-confirmation status report. Discuss with debtor provisions to include in confirmation order, including a clarification of the effective date of the discharge, provisions re effective date and post-confirmation status conference and status report.

Party Information

Debtor(s):

Hilmore LLC

Represented By
Crystle Jane Lindsey
Daniel J Weintraub
James R Selth

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Sheri Bluebond, Presiding
Courtroom 1539 Calendar**

Wednesday, January 12, 2022

Hearing Room 1539

2:00 PM

2:21-12755 Hilmore LLC

Chapter 11

#200.10 Debtor and Debtor in Possession Motion for Entry of Order Confirming Chapter 11 Plan of Reorganization Dated November 5, 2021

Docket 100

Courtroom Deputy:

ZoomGov Appearance by:

1/11/22 - Daniel J. Weintraub

1/11/22 - Eryk Escobar

Tentative Ruling:

See tentative ruling for matter no. 200.

Party Information

Debtor(s):

Hilmore LLC

Represented By
Crystle Jane Lindsey
Daniel J Weintraub
James R Selth

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Sheri Bluebond, Presiding
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Wednesday, January 12, 2022

Hearing Room 1539

2:00 PM

2:21-12755 Hilmore LLC

Chapter 11

#201.00 Scheduling and Case Management Conference in Chapter 11 Case

fr. 5-26-21, 8-18-21, 9-15-21, 11-3-21

Docket 1

Courtroom Deputy:

ZoomGov Appearance by:

1/11/22 - Daniel J. Weintraub

1/11/22 - Eryk Escobar

Tentative Ruling:

Tentative Ruling for May 26, 2021:

Does the debtor contemplate proposing and confirming a plan that pays all creditors in full? If not, what are the debtor's intentions with regard to recovery of the fraudulent transfer of \$300,000 to OFD and how can the debtor justify not attempting to generate revenue by renting the property to a paying tenant? Hearing required.

Final Ruling for May 26, 2021:

Debtor anticipates proposing 100 percent plan. Continue status conference to August 18, 2021 at 11:00 a.m. Debtor should file updated status report by August 6, 2021.

Tentative Ruling for August 18, 2021:

Continue case status conference to September 15, 2021 at 2:00 p.m. to be heard concurrently with debtor's disclosure statement. (No new status report will be required.) APPEARANCES WAIVED ON AUGUST 18, 2021.

Tentative Ruling for November 3, 2021:

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Central District of California
Los Angeles
Judge Sheri Bluebond, Presiding
Courtroom 1539 Calendar**

Wednesday, January 12, 2022

Hearing Room 1539

2:00 PM

CONT... Hilmore LLC

Chapter 11

Revisit status of case after conclusion of hearing on disclosure statement.

11/29/21 -- Court approved compromise with family members regarding return of \$300,000.

Tentative Ruling for January 12, 2022:

If court confirms plan, take case status conference off calendar and schedule post-confirmation status conference.

Party Information

Debtor(s):

Hilmore LLC

Represented By
Crystle Jane Lindsey
Daniel J Weintraub
James R Selth